

HAMPTON PLANNING BOARD

MINUTES

July 2, 2014 – 7:00 p.m.

PRESENT: Mark Olson, Chair
Brendan McNamara, Vice Chair
Fran McMahon, Clerk
Rick Griffin, Selectmen Member
Tracy Emerick
Keith Lessard
Mark Loopley
Fred Welch, Town Manager
Kristina Ostman, Administrative Assistant – Town Manager

ABSENT: Laurie Olivier, Planning Coordinator

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS

14-022 35 Harbor Road

Map: 295 Lot: 58

Applicant: Thomas M. McDermott

Owner of Record: Ronald B. Dube

Special Permit: Construction of addition between existing cottages, making one unit.

Replacement of existing deck. Rebuild cottage on existing foundation.

Mr. McDermott, the owner of 35 Harbor Road explained the intent of the Special Permit. They have been before the Conservation Commission and received their approval. They will be replacing the decking of the pier, but not the pilings.

Questions by Board Members:

Mr. Lessard inquired about the pier, as Mr. Dube had previously been before the Board for the pier to replace the pilings. The piling were replaced.

Mr. McMahon inquired if there were any variances required.

Mr. McDermott stated that no variances were required and that they have received all the necessary permits for the reconstruction of the cottages from Conservation and NH DES and the Planning Board was the last Board they need permission from.

Mr. Loopley attended the Conservation Committee meeting and all the conditions are in the letter of the Conservation Commission.

Chairman Olson asked the applicant if he agreed with the 12 conditions of the Conservation Commission and Mr. McDermott confirmed that he was.

Mr. Emerick MOVED to grant the Special Permits in accordance with the conditions of the Conservation Commission letter of June 27, 2014, and the conditions outlined in the Town Planner's Memo of June 6, 2014 SECONDED by Mr. Lessard.

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VOTE: 7-0-0

14-023 19 & 23 Wild Rose Lane

Maps: 116 Lots: 10 and 06

Applicants: Marc and Mary Jane Davis and Houman and Heather Bainy

Owners of Record: Same

Lot Line Adjustment: Area of lots to stay the same; elimination of survey issue.

Waiver request: Section V.E. Detailed Plan of Town Subdivision Regulations.

Atty. Ells representing the applicants gave an overview of the history of the two properties and the reasons for the Lot Line Adjustment. This application is to formalize the boundary line that historically was believed to be the boundary line. All necessary variances have been grant by the Zoning Board of Adjustment for the lot line adjustment.

Questions by Board Members:

Mr. Loopley requested that the plan show the owner of Lot 06.

Mr. Welch requested that the notations contained on Keene Lane and Wild Rose Lane that indicate these roads are Public Ways should be changed to “Open to Public Travel” as these roads have not been accepted by the Town as Class V Highways.

Mr. Lessard MOVED to grant the Waiver request of Section V.E. Detailed Plan SECONDED by Mr. Emerick.

VOTE: 7-0-0

Mr. Lessard MOVED to grant the Lot Line Adjustment with the conditions outlined in the Town Planner’s Memo of June 6, 2014 and the identification of the owner of Lot 06 be added to the plan SECONDED by Mr. Emerick.

VOTE: 7-0-0

14-024 155 Drakeside Road

Map: 172 Lot: 6

Applicant: Steve Miller, SS Maguire Group

Owner of Record: Carol Pierce, Hampton Meadow Condominium Association

Special Permit: Emergency repair of pond outfall and tree clearing of berm. Clearing of trees on pond berm.

Joe Coronati of Jones and Beach representing the Applicant explained the purpose of the Special Permit. The special permit is for emergency repair of the pond’s outfall and for tree clearing of the Berm, to allow the Condominium Association access around the pond in order to inspect the pond. The repairs are necessary due to the damage that was the result of a Beaver Dam.

General discussion amongst the Board Members centered on the past and future maintenance of the drainage system of this development. This development pre-dates the Planning Boards requirement of an O & M Plan for drainage structure’s. The approvals for this development were vague, reference is made to the drainage to be maintained by the Association. The need for

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an O & M plan for the drainage of this development, that this should be a condition of approval for this special permit.

Rayann Dionne spoke and concurred with the Board members that an O & M Plan be developed, required for this development, and approved by Town official for the approval of this Special Permit.

The Planning Board will address future special permits of all developments whose drainage systems [that are failing or have failed] predate the requirement of O & M plans; to require as approval of a Special Permit, an O & M plan for their drainage systems.

Mr. Lessard MOVED to approve the Special Permit for the Emergency repair of pond outfall and the tree clearing of berm with the following conditions: An O & M Plan to be created [Applicant has ninety-days to prepare and submit report], the O & M Plan shall include the maintenance of and yearly inspections of all structures (on-site and off-site) that deal with the drainage of the Hampton Meadow Condominium Association, the O & M Plan shall be recorded at the Registry of Deeds, the O & M Plan is to be reviewed by Town Officials before approval by the Planning Board, the plan shall be recorded at the Registry of Deeds and notes shall be added to the Plan referencing the O & M Plan, and that the plan is to be recorded, the fulfilment of the conditions outlined in the Town Planner's Memo of June 6, 2014, and the conditions of the Conservation Commission letter of June 27, 2014 SECONDED by Mr. Emerick.

VOTE: 7-0-0

IV. CONTINUED PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of June 18, 2014.

VI. CORRESPONDENCE

- 275 Ocean Boulevard –Memorandum from Ed Tinker re: School Impact Fees –Option B

The letter from Chief Assessor Ed Tinker to be included in the Conditions of Approval for the development at 275 Ocean Blvd “The Surf Condominium and Retail of Hampton, LLC.”

VII. OTHER BUSINESS

Mr. Emerick MOVED to approve the minutes of June 18, 2014 SECONDED by Mr. McMahon.

VOTE: 6-0-1(Olson)

VIII. ADJOURNMENT

MOTION by Chairman Olson to adjourn at 7:45 p.m. to a Non-public meeting under RSA 91-A:3, II c **SECONDED** by Mr. Emerick.

ROLL CALL VOTE: 7-0-0

Respectfully submitted,

Kristina Ostman, Administrative Assistant – Town Manager

Non Public Meeting adjourned at 8:30 p.m.